

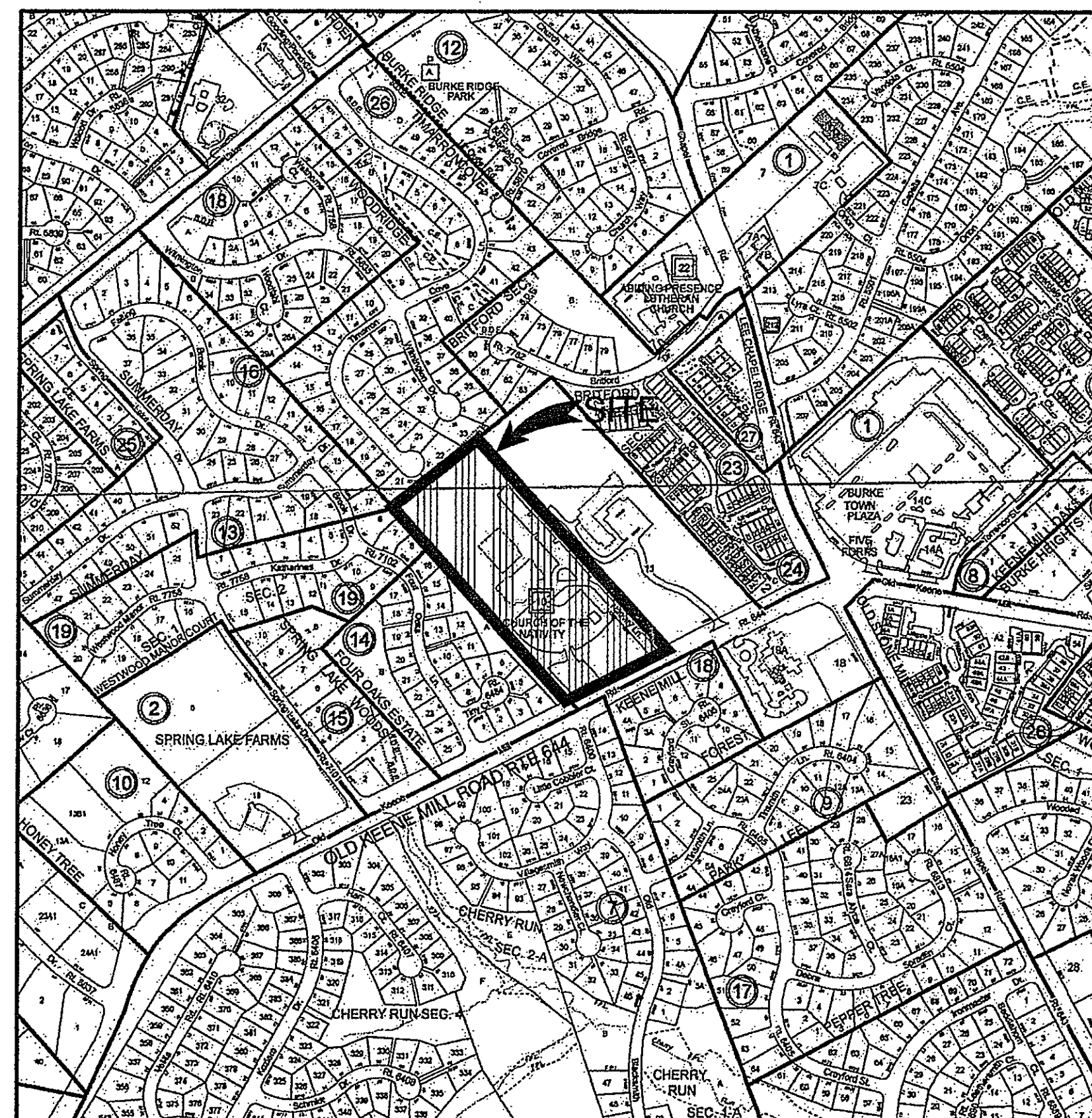
# SPECIAL EXCEPTION AMENDMENT

# CHURCH OF THE NATIVITY

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## PROPERTY IDENTIFICATION

LOCATION: 6398 NATIVITY LANE, SPRINGFIELD, VIRGINIA  
TAX MAP #: 088-1-((01))-0010  
SIZE: 10.1814 ACRES



VICINITY MAP  
SCALE : 1" = 500'

## APPLICANT / PROPERTY OWNER

THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA

200 N. GLEBE ROAD  
ARLINGTON, VIRGINIA 22203

## ENGINEER

BOWMAN CONSULTING GROUP, LTD.

9813 GODWIN DRIVE  
MANASSAS, VIRGINIA 20110  
(703) 530-8093

## ARCHITECT

BMK, pc

209 COMMERCE STREET  
ALEXANDRIA, VIRGINIA 22314

## ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH AND WALSH, PC

COURTHOUSE PLAZA  
2200 CLARENDON BOULEVARD, 13TH FLOOR  
ARLINGTON, VIRGINIA 22201

## SHEET INDEX

1. COVER SHEET
2. EXISTING VEGETATION MAP
3. SPECIAL EXCEPTION PLAT
4. SPECIAL EXCEPTION PLAT (20 SCALE)
5. STORMWATER MANAGEMENT & UTILITIES PLAN
6. LANDSCAPING PLAN

Application No SEA 95-S-038-02 Staff S.Z.

APPROVED (SE) (SP) PLAN

SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010

Sheet 1 of 6

RECEIVED  
Department of Planning & Zoning  
JAN 22 2010  
Zoning Evaluation Division

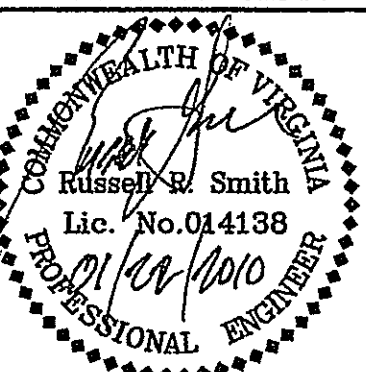
**Bowman**  
CONSULTING

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COVER SHEET  
**CHURCH OF THE NATIVITY**  
SPECIAL EXCEPTION AMENDMENT

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEA 95-S-038-2  
COUNTY PLAN NUMBER



PLAN STATUS	
05/29/09	QC SUBMISSION
06/30/09	1ST SUBMISSION
11/06/09	2ND SUBMISSION
12/03/09	3RD SUBMISSION
1/22/10	4TH SUBMISSION

DATE	DESCRIPTION
SPG DESIGN	SPG/BIH DRAWN
	RRS CHKD

SCALE: 1"=50'

JOB No. 7362-01-001

DATE : MAY 2009

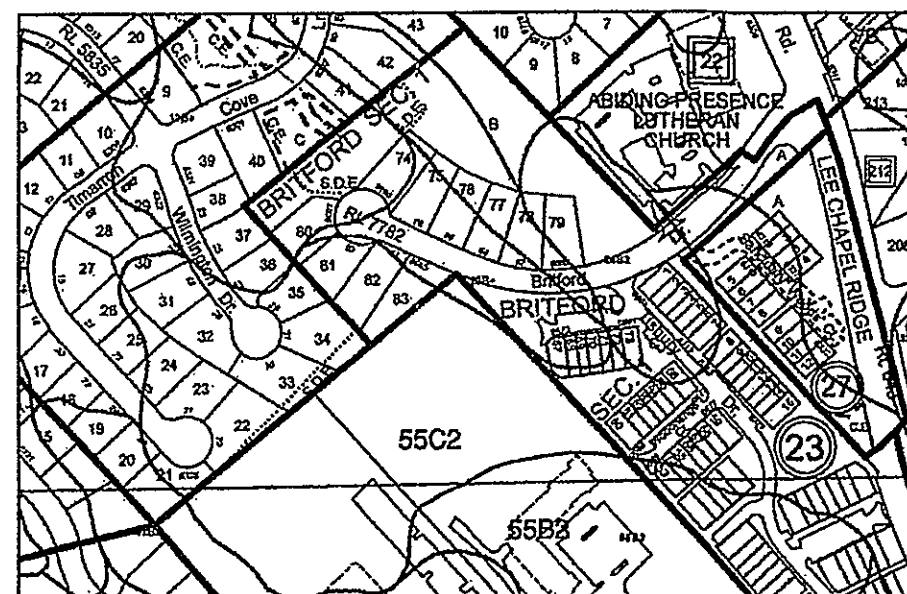
FILE No. 7362-D-MP-001

SHEET 1 OF 6

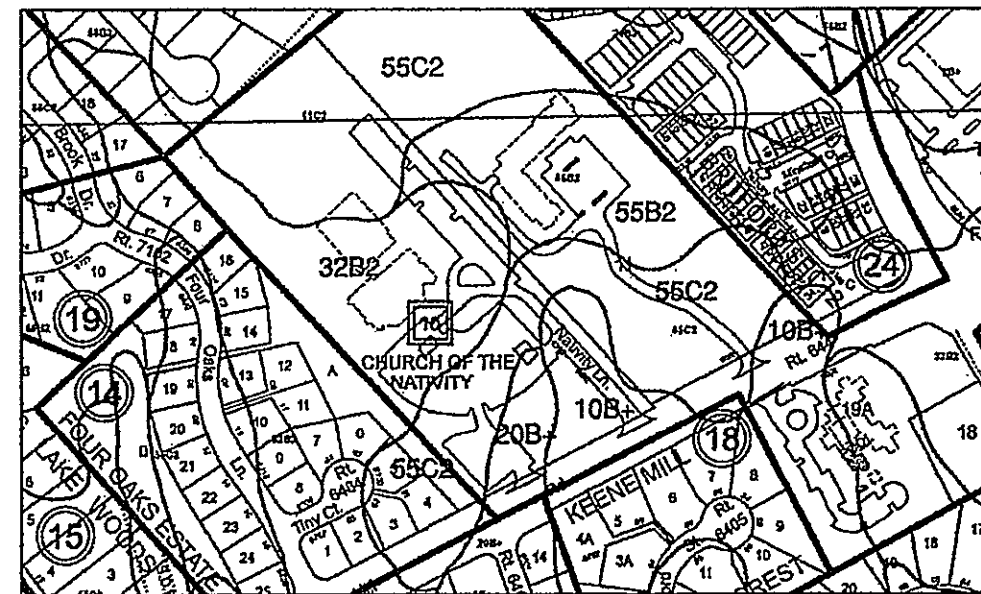


# FAIRFAX COUNTY SOILS MAP

SOURCE: FAIRFAX COUNTY SOILS SURVEY (1990)



NORTH SIDE OF PROPERTY



SOUTH SIDE OF PROPERTY

## SOILS IDENTIFICATION

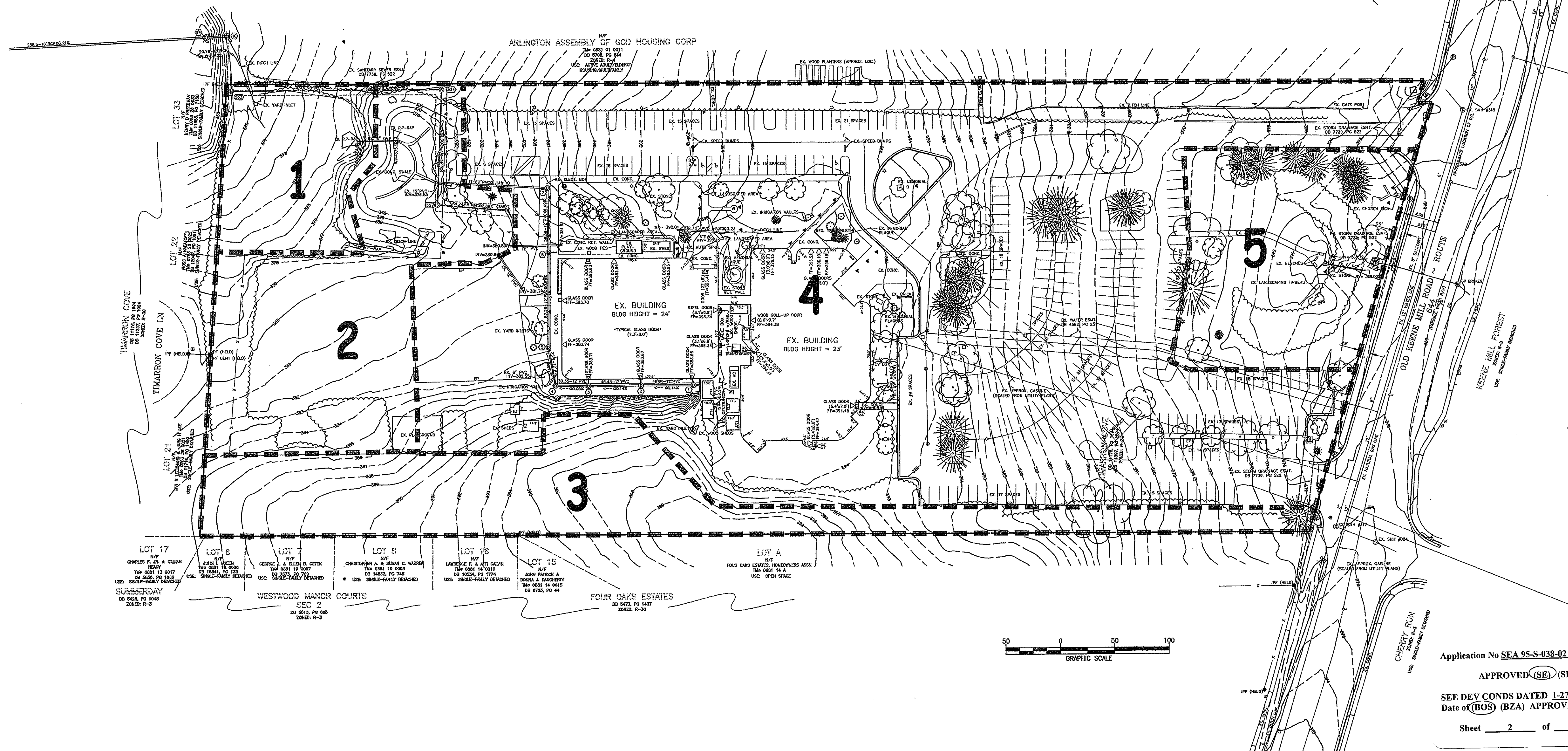
55C2	GLENELG	32B2	FAIRFAX
55B2	GLENELG	20B+	MEADOWVILLE
52B2	ELBERT-IREDELL	10B+	GLENVILLE

## NOTES

1. THERE ARE NO WETLANDS, CHESAPEAKE BAY RESOURCE PROTECTION AREAS, ENVIRONMENTAL QUALITY CORRIDORS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE SUBJECT SITE.
2. THERE ARE NO KNOWN CEMETERIES LOCATED ON THE SUBJECT SITE.
3. THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAINS. THE PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 515525-0075D; LAST REVISED MARCH 5, 1990.

## KEY TO MAP

FAIRFAX COUNTY EXISTING VEGETATION MAP			
PFM 12.0405, TABLE 12.2			
AREA	COVER TYPE	APPROX. SF	NOTES
1	UPLAND FOREST	19,000	PRIMARILY OAK, MAPLE, TULIP POPLAR, SUB-CLIMAX FOREST COVER
2	MAINTAINED GRASSLANDS	58,000	2/3 OF THE AREA IS AN ATHLETIC FIELD BORDERED WITH A CYPRESS BUFFER, THE REST IS A FENCED SWM DRY POND
3	UPLAND FOREST	44,000	PRIMARILY OAK, MAPLE, TULIP POPLAR, SUB-CLIMAX FOREST COVER
4	DEVELOPED LAND	284,000	PRIMARILY BUILDINGS, PARKING AND ASSOCIATED LANDSCAPING
5	MAINTAINED GRASSLANDS	35,500	PRIMARILY A LANDSCAPED AREA



Application No SEA 95-S-038-02 Staff S.Z.

APPROVED (SE) (SP) PLAN

SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010

Sheet 2 of 6



SITE TABULATIONS

TAX MAP #: 088-1(1)-0010  
SITE AREA: 10.1814 ACRES  
CURRENT ZONING: R-1, RESIDENTIAL DISTRICT

MAXIMUM FLOOR AREA RATIO: 0.15  
MAXIMUM GROSS FLOOR AREA: 66,525 SF

EXISTING GROSS FLOOR AREA:  
CHURCH: 17,840 SF  
SCHOOL: 29,958 SF  
TOTAL EXISTING: 47,798 SF

PROPOSED ADDITIONS:  
CHURCH: 2,900 SF  
SCHOOL: 15,800 SF  
TOTAL PROPOSED: 18,700 SF  
TOTAL PROPOSED GROSS FLOOR AREA: 66,498 SF  
PROPOSED FLOOR AREA RATIO: 0.15

NOTE: RIGHT-OF-WAY DEDICATION TO BE INCLUDED IN F.A.R. CALCULATIONS

10-YEAR TREE CANOPY REQUIRED: 30% 133,051 SF  
10-YEAR TREE CANOPY PROVIDED: 30% 134,000 SF

MAXIMUM BUILDING HEIGHT: 60 FEET  
PROPOSED BUILDING HEIGHT: 35 FEET

MINIMUM YARD REQUIREMENTS:  
FRONT: 50° ANGLE OF BULK PLANE, MINIMUM OF 40 FEET  
SIDE: 45° ANGLE OF BULK PLANE, MINIMUM OF 20 FEET  
REAR: 45° ANGLE OF BULK PLANE, MINIMUM OF 25 FEET

TRANSITIONAL SCREENING REQUIRED/PROVIDED:  
TO SINGLE-FAMILY DETACHED (SFD) 25 FEET  
TO MULTIFAMILY 25 FEET  
FROM PLAYGROUND TO SFD 75 FEET

CURRENT BUILDING USAGE:  
CHURCH - NUMBER OF SEATS: 800  
MAXIMUM SCHOOL ENROLLMENT ALLOWED:  
PRESCHOOL\* 60  
KINDERGARTEN - 8TH GRADE 390  
TOTAL ALLOWED: 450

PROPOSED BUILDING USAGE:  
CHURCH - NUMBER OF SEATS: 800 (NO CHANGE)  
TOTAL SCHOOL ENROLLMENT: 450 (NO CHANGE)  
PRESCHOOL\* 100

\*NO MORE THAN 20 ENROLLEES ON SITE AT ANY ONE TIME.  
\*NO MORE THAN 40 ENROLLEES ON SITE AT ANY ONE TIME.

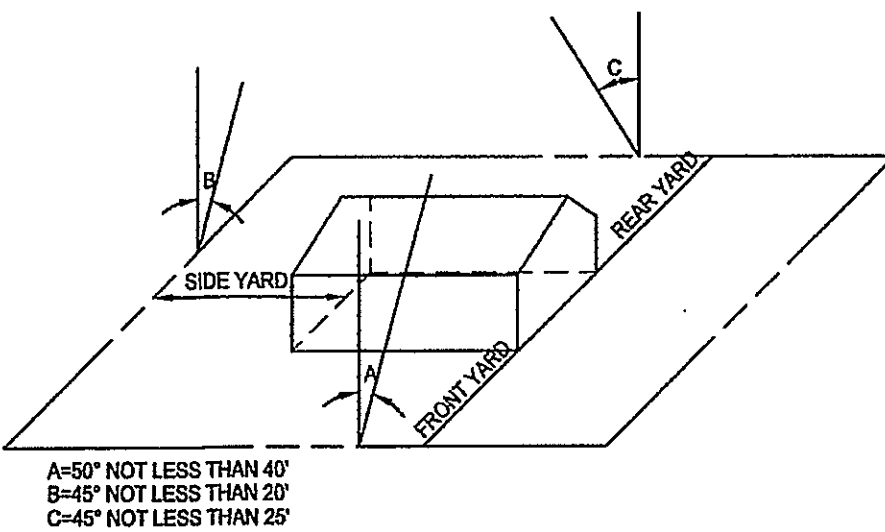
REQUIRED OUTDOOR RECREATION AREAS:  
100 SF PER CHILD USING RECREATION SPACE AT ANY ONE TIME  
MAXIMUM STUDENTS AT RECESS AT ANY ONE TIME: 200  
MINIMUM REQUIRED RECREATION AREA: 20,000 SF

PROVIDED OUTDOOR RECREATION AREAS:  
ASPHALT AREA: 6,800 SF  
OPEN SPACE AREA & PLAYGROUND: 38,000 SF  
TOTAL OUTDOOR RECREATION AREAS: 44,800 SF

PARKING REQUIRED:  
CHURCH USE:  
NUMBER OF SEATS 800  
PARKING SPACES REQUIRED 200 (1 SPACE / 4 SEATS)  
SCHOOL USE:  
STAFF MEMBERS 35  
PARKING SPACES REQUIRED 38 (1 SPACE PER STAFF + 4 VISITOR)  
TOTAL PARKING REQUIRED: 238  
TOTAL PARKING PROVIDED: 332 (INCLUDES 8 HANDICAPPED SPACES)

NOTE: ONE SPACE LOST AT TIME OF IMPROVEMENTS (BY OTHERS) TO OLD KEENE MILL ROAD

ANGLE OF BULK PLANE

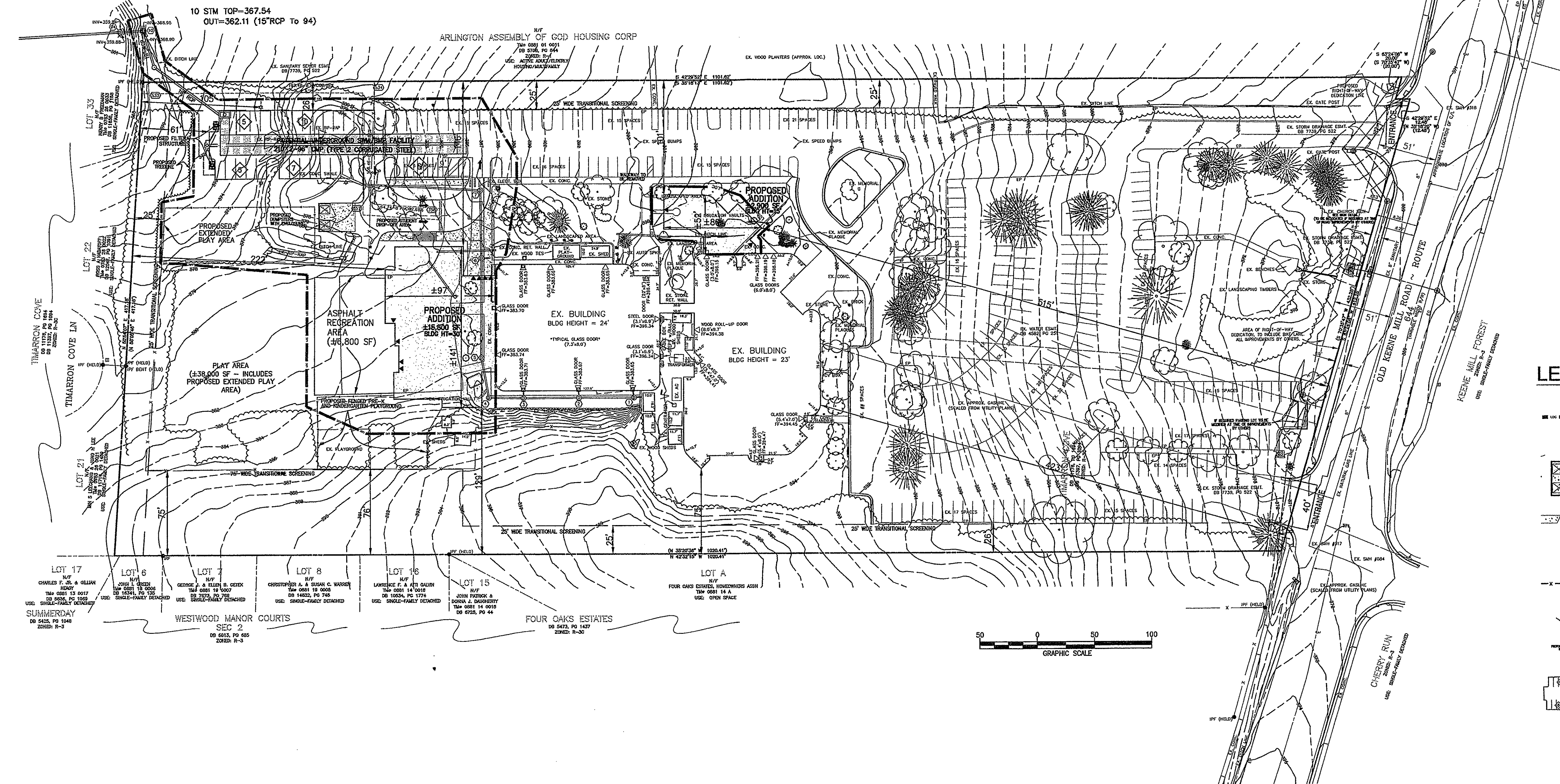


NOTES

- CHURCHES AND ACCESSORY USES (SCHOOLS SPECIFICALLY) ARE PERMITTED BY SECTION 9-301 (15) OF THE ZONING ORDINANCE WITH THE GRANTING OF A SPECIAL EXCEPTION. THE SUBJECT SITE HAS BEEN PREVIOUSLY GRANTED A SPECIAL EXCEPTION, SUBSEQUENTLY AMENDED, TO ALLOW SUCH A USE (SEA 95-S-038). THIS SPECIAL EXCEPTION AMENDMENT (SEA) PLAT HAS BEEN PREPARED TO ALLOW FOR THE EXPANSION AND/OR MODIFICATION OF THE EXISTING BUILDINGS, PARKING AREAS, AND PLAY AREAS. THE SUBJECT AREA OF THE SEA IS NOT BEING ENLARGED OR MODIFIED.
- BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS VIRGINIA STATE GRID NAD 83, NORTH ZONE, AND IS BASED ON A FIELD-RUN, STATIC GPS SURVEY COMPLETED ON APRIL 13, 2009 BY BOWMAN CONSULTING GROUP HOLDING NGS MONUMENTS HV GAIT, HV LOYS AND HV LVX1, HOLDING A COMMON CENTROID POINT OF N:8,968,109.105 AND E:11,890,884.451. THE COMBINED SCALE FACTOR OF 0.99999999 WILL NEED TO BE APPLIED TO PROJECT COORDINATES TO OBTAIN VIRGINIA STATE GRID COORDINATES AND MATCH EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TOPOGRAPHY SHOWN IS FROM A FIELD-RUN SURVEY COMPLETED ON APRIL 13, 2009. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND IS BASED ON THE STATIC GPS SURVEY DESCRIBED ABOVE. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- BEARINGS SHOWN IN PARATHENSIS ARE BASED ON THE NORTH OF RECORD AS DESCRIBED ABOVE.
- THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY IN EXCESS OF TWENTY-FIVE (25) FEET IN WIDTH. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORDS SUPPLIED TO BOWMAN CONSULTING GROUP AND THE FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES. BOWMAN CONSULTING GROUP DOES NOT EXPRESS OR IMPLY ANY GUARANTEE AS TO THE LOCATION, TYPE OR EXISTENCE OF ANY UNDERGROUND UTILITY.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS.
- THE EXISTING CHURCH WAS BUILT IN 1978 WITH THE SCHOOL BUILDING BEING BUILT IN 1990. ALL EXISTING STRUCTURES SHALL BE RETAINED.

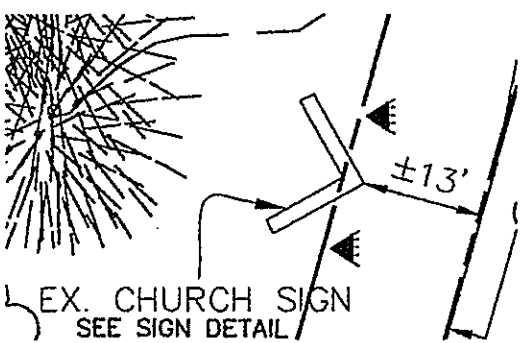
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
- THE PROPERTY SHALL CONTINUE TO BE ACCESSED VIA OLD KEENE MILL ROAD (STATE ROUTE 644) USING TWO (2) EXISTING ENTRANCES.
- THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE BASED ON PUBLIC RECORDS.
- THE SUBJECT PROPERTY CURRENTLY UTILIZES TWO (2) STORMWATER MANAGEMENT DETENTION PONDS. DURING REDEVELOPMENT OF THE REAR PARKING AREA ONE OF THESE STORM PONDS SHALL BE REMOVED AND REPLACED BY AN UNDERGROUND SYSTEM. THE UNDERGROUND SYSTEM HAS BEEN PRELIMINARILY SIZED AS SHOWN ON THIS PLAT. ALL STORMWATER MANAGEMENT AND BMP REQUIREMENTS, AS SPECIFIED IN THE PUBLIC FACILITIES MANUAL, SHALL BE MET DURING THE SITE PLAN REVIEW PROCESS.
- THERE ARE NO WETLANDS, CHESAPEAKE BAY RESOURCE PROTECTION AREAS, ENVIRONMENTAL QUALITY CORRIDORS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE SUBJECT SITE.
- THERE ARE NO KNOWN CEMETERIES LOCATED ON THE SUBJECT SITE.
- THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAINS. THE PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 515525-0075D, LAST REVISED MARCH 15, 1990.
- NO ADDITIONAL VEHICLE TRIPS WILL BE GENERATED BY THE PROPOSED ADDITIONS TO THE SCHOOL OR CHURCH.
- THIS PLAN IS SUBJECT TO MINOR REVISIONS DURING FINAL ENGINEERING AND THE SITE PLAN REVIEW PROCESS SUBJECT TO THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AND ALL OTHER COUNTY, STATE AND FEDERAL REQUIREMENTS. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, VIRGINIA.
- SITE IMPROVEMENTS MAY BE CONSTRUCTED IN PHASES.

94 STM TOP=360.71  
IN=358.25 (15°RCP Fr 10)  
OUT=357.09 (18°RCP To 92)



SIGN DETAIL

SCALE: 1"=20'



LEGEND

- LIMITS OF CLEARING
- PROPOSED DUMPSTERS
- PROPOSED CROSSWALK AND SIDEWALKS
- PROPOSED FENCE
- PROPOSED SWM/BMP FACILITIES
- PROPOSED ADDITIONAL PARKING

Application No SEA 95-S-038-02 Staff S.Z.

APPROVED (SE) (SP) PLAN

SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010

Sheet 3 of 6

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
9813 Godwin Drive  
Manassas, Virginia 20110  
Phone: (703) 830-8083  
Fax: (703) 830-8475  
www.bowmanconsulting.com

SPECIAL EXCEPTION AMENDMENT PLAT  
**CHURCH OF THE NATIVITY**  
SPECIAL EXCEPTION AMENDMENT  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEA 95-S-038-2  
COUNTY PLAN NUMBER

COMMONWEALTH OF VIRGINIA  
Russell R. Smith  
Lic. No. 014188  
PROFESSIONAL ENGINEER

PLAN STATUS  
05/29/09 QC SUBMISSION  
06/30/09 1ST SUBMISSION  
11/06/09 2ND SUBMISSION  
12/03/09 3RD SUBMISSION  
1/22/10 4TH SUBMISSION

DATE DESCRIPTION  
SPG SPG/BIH RRS  
DESIGN DRAWN CHKD

SCALE: 1"=50'

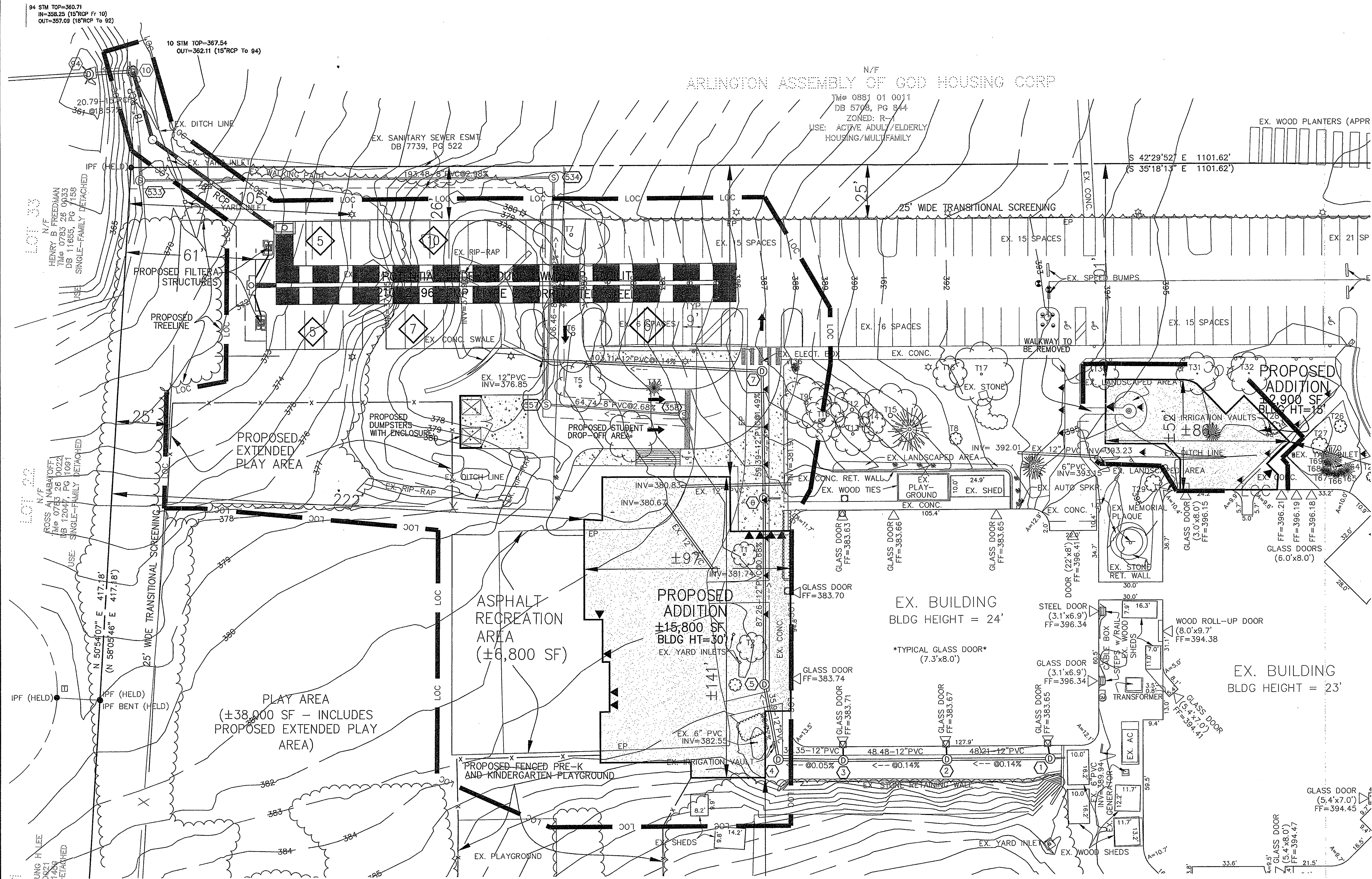
JOB No. 7362-01-001

DATE: MAY 2009

FILE No. 7362-D-MP-001

SHEET 3 OF 6





# NOTE

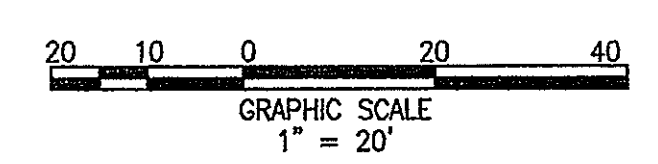
THIS SHEET IS ONLY INTENDED TO SHOW THE PROPOSED IMPROVEMENTS AT AN ALTERNATIVE SCALE. SEE SHEET 3 FOR A PLAN DEPICTING THE ENTIRE AREA SUBJECT TO THE SPECIAL EXCEPTION AMENDMENT.

Application No SEA 95-S-038-02 Staff S.Z.

APPROVED (SE) (SP) PLAN

SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010

Sheet 4 of 6



**Bowman**  
CONSULTING GROUP, LTD.

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Manassas, Virginia 20110  
Phone: (703) 550-0093  
Fax: (703) 550-0075  
www.bowmanconsulting.com

SPECIAL EXCEPTION AMENDMENT PLAT (20 SCALE)  
**CHURCH OF THE NATIVITY**  
SPECIAL EXCEPTION AMENDMENT  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEA 95-S-038-2  
COUNTY PLAN NUMBER

PLAN STATUS  
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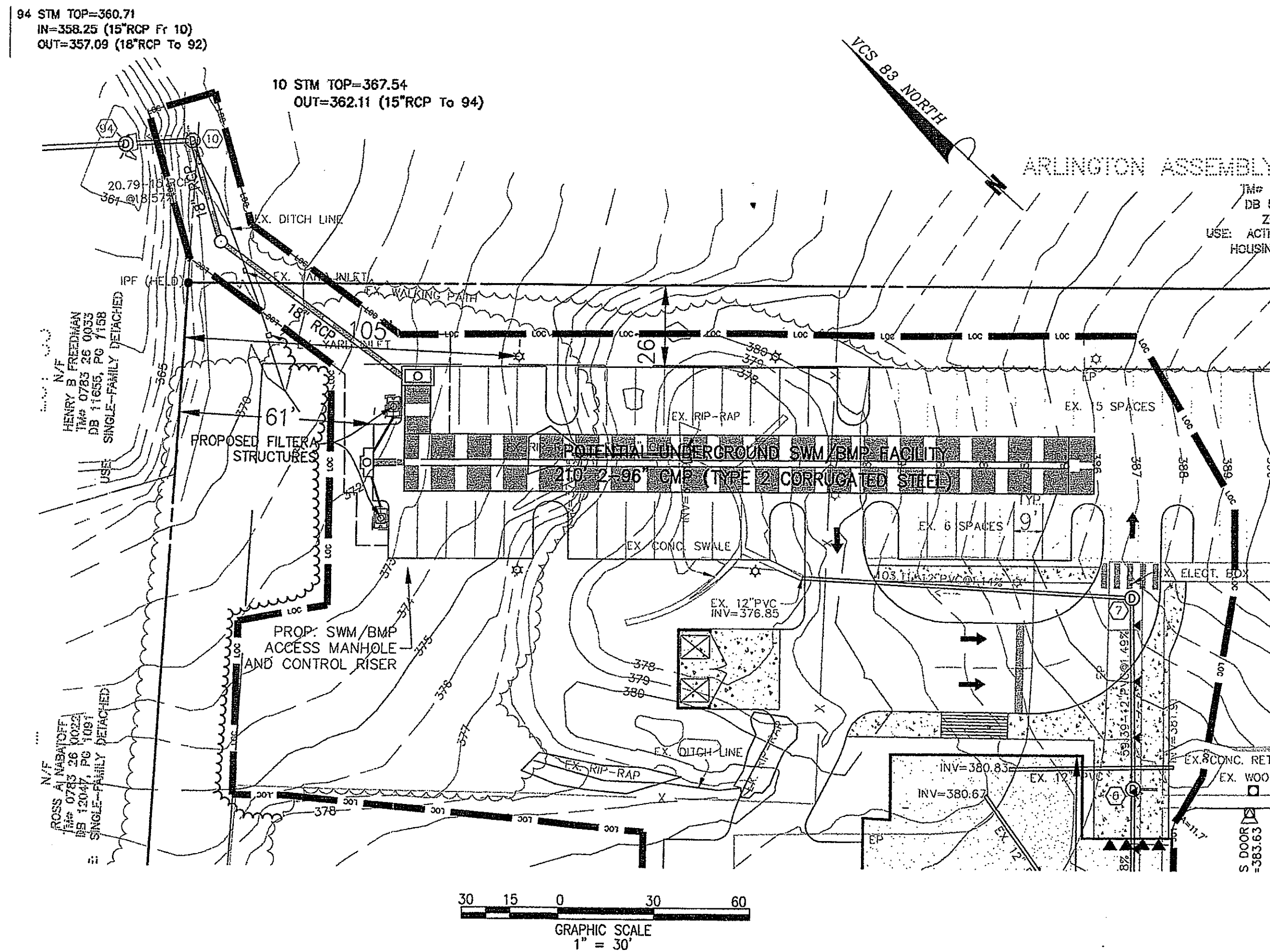
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DESIGN DRAWN CHKD

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JOB No. 7362-01-001  
DATE: MAY 2009  
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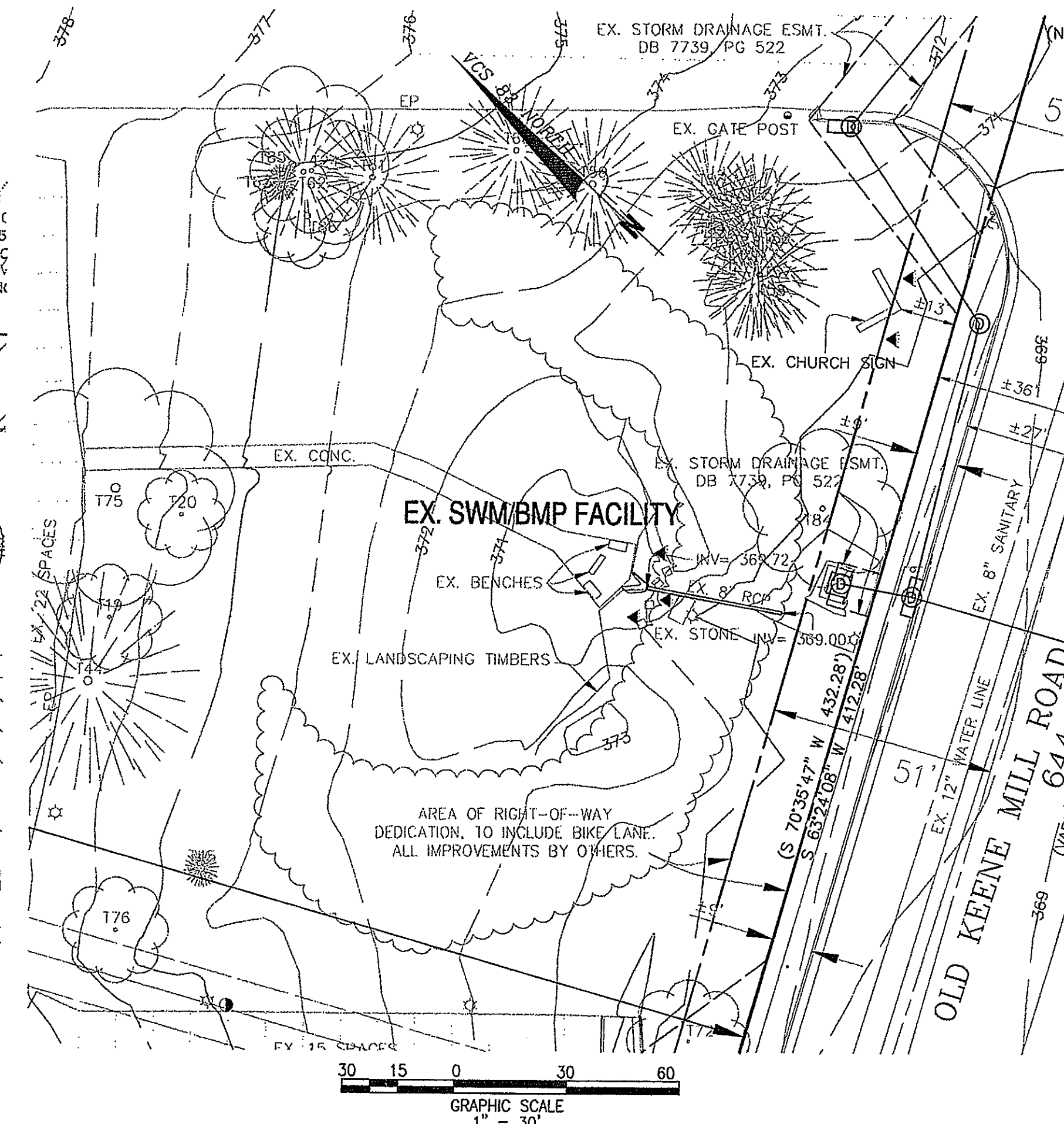
SHEET 4 OF 6



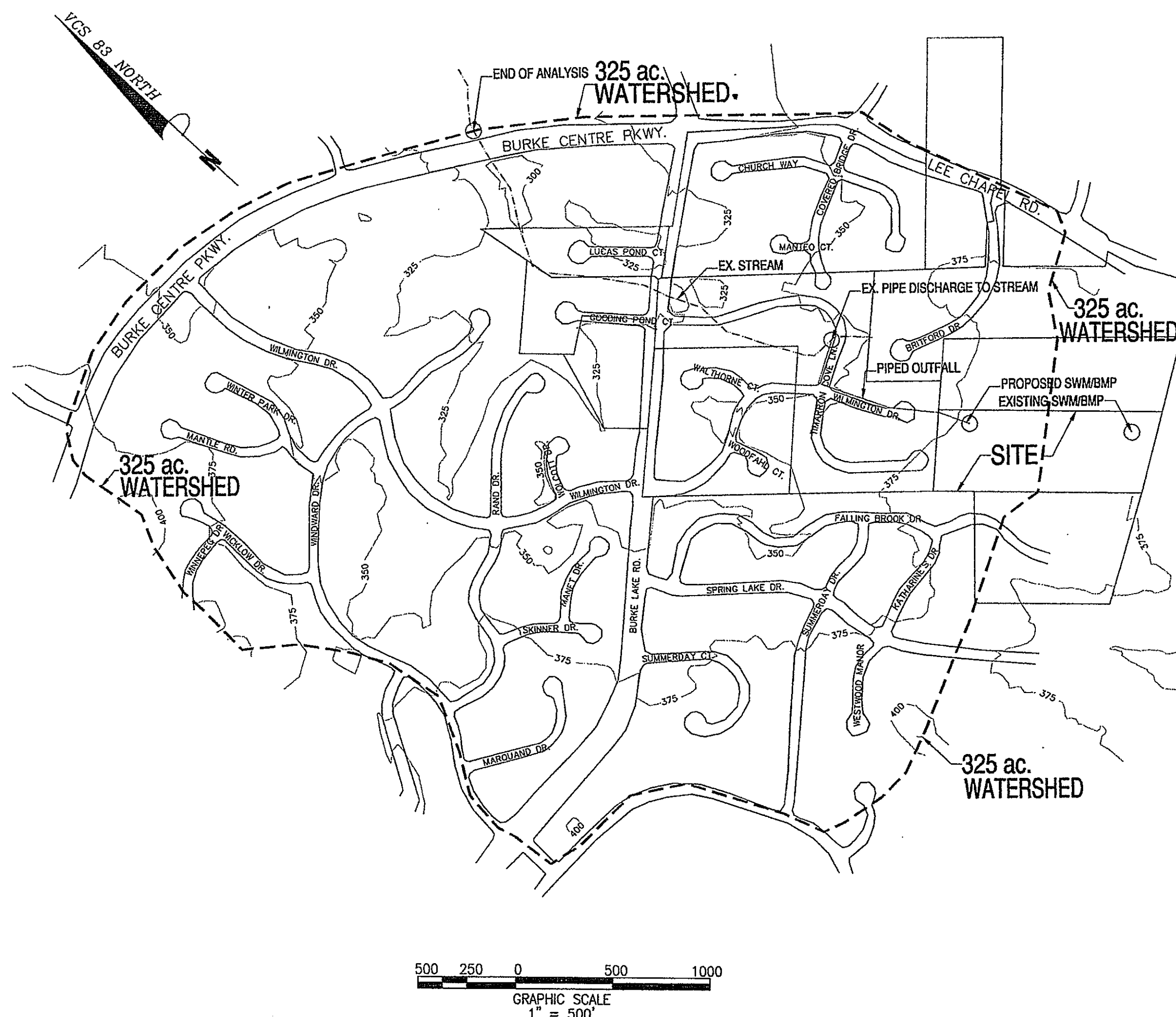
# PROPOSED UNDERGROUND SWM/BMP FACILITY



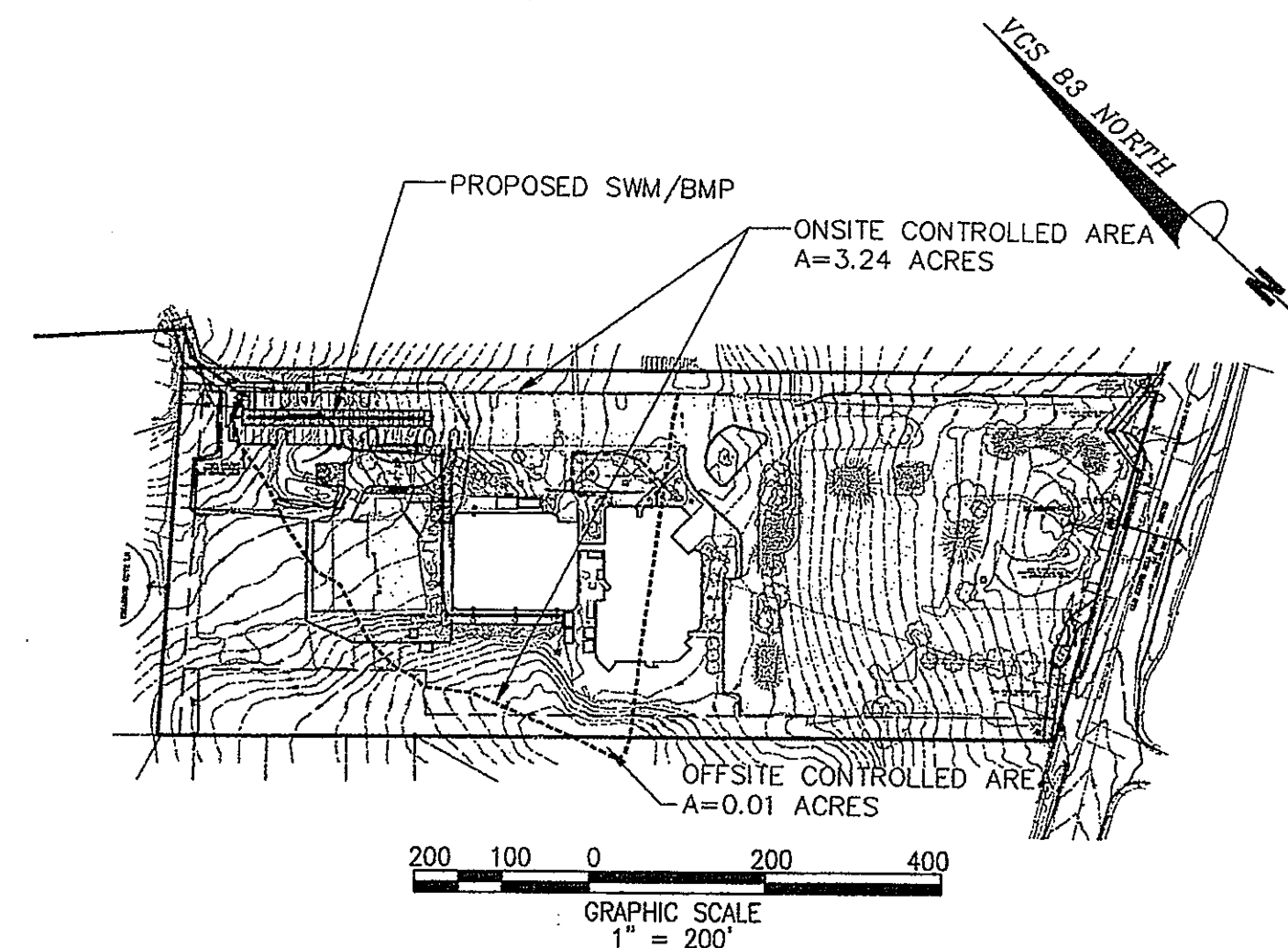
# EXISTING SWM/BMP POND



# OVERALL WATERSHED MAP



# DRAINAGE AREA MAP TO PROPOSED SWM/BMP



## Stormwater Management/BMP Narrative

The purpose of this design is to provide stormwater management for the 2-year and 10-year design storms in order to release the increased runoff from the development at a peak rate below existing conditions through the use of an underground facility. The site currently has a stormwater management pond that treats approximately 2.72 acres that includes 1.28 acres of impervious area. The proposed underground facility will treat 3.25 acres, including 1.97 acres of impervious area. The proposed underground facility consists of two 96\"/>

The outfall of the system is through a junction box that also serves as the access point to the system through the 96\"/>

Best Management Practices Requirements will be met with a combination of treatment by Filterra units for parking lot runoff, permanent conservation easements over forested buffer areas, and other types of treatment if necessary; to meet State and County requirements.

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))  
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10J)

- ☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.
- ☒ 3. Provide:
- | Facility Name/Type & No.   | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|----------------------------|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| <u>UNDERGROUND SWM/BMP</u> | <u>3.25</u>                 | <u>0.00</u>                  | <u>3.25</u>           | <u>3,924</u>        | <u>10,565</u>       | <u>N/A</u>               |
| Totals                     |                             |                              |                       |                     |                     |                          |
- ☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4.  
Pond inlet and outlet pipe systems are shown on Sheet 4.
- N/A ☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet \_\_\_\_\_.  
Type of maintenance access road surface noted on the plat is \_\_\_\_\_ (asphalt, geoblock, gravel, etc.).
- N/A ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_\_.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.
- ☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.
- ☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.
- N/A ☐ 11. A submission waiver is requested for \_\_\_\_\_.
- N/A ☐ 12. Stormwater management is not required because \_\_\_\_\_.

## NOTES

- SITE IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER; AS WILL PROPOSED ADDITIONS. CAPACITY OF BOTH PUBLIC SEWER AND WATER IS ANTICIPATED TO BE ADEQUATE FOR THE SITE.
- SITE IS CURRENTLY SERVED BY WASHINGTON GAS.
- THE PROPOSED ADDITIONS WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES.
- SITE IMPROVEMENTS MAY BE CONSTRUCTED IN PHASES.

Application No SEA 95-S-038-02 Staff S.Z.

APPROVED (SE) (SP) PLAN

SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010

Sheet 5 of 6

## Existing Outfall Condition

The portion of the site that currently drains to the outfall point of this site is approximately 3.25 acres, therefore the existing outfall per PFM requirements must be analyzed until the total watershed is approximately 325 acres. As shown in the watershed drainage map on this sheet, the outfall for this facility will be approximately 1050' of existing pipe system to the existing stream adjacent to Timarron Cove Lane. From this discharge point, runoff is carried through an established stream with bed and bank for 2400' until it crosses under Burke Center Parkway. The existing offsite system consists of concrete underground pipes in good condition. The existing channel adjacent to Timarron Cove Lane shows no sign of erosion. The existing drainage area to this point will remain the same with this development. No offsite channel improvements will be required with this submission as outflow will be reduced and is less than 1 cfs.

## Adequate Outfall Narrative

The existing stormwater management pond released 0.9 cfs for a 10-year storm, down an open channel to an off-site inlet. This inlet is adequately sized to handle the outfall, and ties into the existing storm sewer system of the Timarron Cove subdivision. The proposed underground system will release 0.8 cfs for a 10-year storm, through an 18\"/>

**Bowman**  
CONSULTING

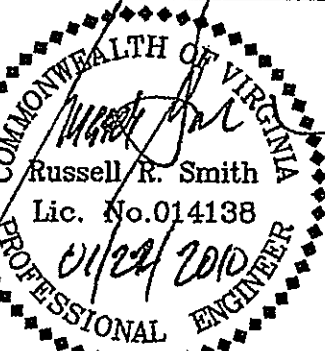
Bowman Consulting Group, Ltd.  
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Manassas, Virginia 20110  
Phone: (703) 530-8093  
Fax: (703) 530-8475  
www.bowmanconsulting.com

STORMWATER MANAGEMENT & UTILITIES PLAN  
(INCLUDES SWM/BMP NARRATIVE)

**CHURCH OF THE NATIVITY**  
SPECIAL EXCEPTION AMENDMENT

SPRINGFIELD DISTRICT • FAIRFAX COUNTY, VIRGINIA

SEA 95-S-038-2  
COUNTY PLAN NUMBER



PLAN STATUS

05/29/09	QC SUBMISSION
06/30/09	1ST SUBMISSION
11/06/09	2ND SUBMISSION
12/03/09	3RD SUBMISSION
1/22/10	4TH SUBMISSION

DATE	DESCRIPTION
SPG DESIGN	SPG/BH DRAWN
	RRS CHKD
SCALE: AS NOTED	
JOB No. 7362-01-001	
DATE : MAY 2009	
FILE No. 7362-D-MP-001	

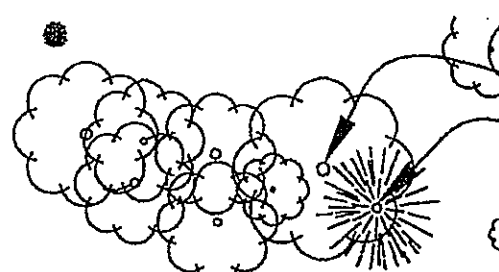
SHEET **5** OF **6**




NOTES

- 1. THIS LANDSCAPING PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN AND IN COORDINATION WITH THE FAIRFAX COUNTY ARBORIST. FINALLY TREE SELECTION TO BE DETERMINED DURING FINAL ENGINEERING.
- 2. REPLANTING OF TREES WILL BE PERFORMED WHERE TRANSITIONAL SCREENING AREAS ARE IMPACTED BY THE PROPOSED DEVELOPMENT.
- 3. REPLANTING AND SUPPLEMENTAL PLANTING OF TREES WILL BE PERFORMED TO OBTAIN A TEN-YEAR CANOPY AREA COMPROMISING THIRTY (30) PERCENT OF THE SITE AREA AS REQUIRED BY THE PUBLIC FACILITIES MANUAL.
- 4. TREE SELECTION AND PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND IN CONSULTATION WITH THE FAIRFAX COUNTY ARBORIST.
- 5. SITE IMPROVEMENTS MAY BE CONSTRUCTED IN MULTIPLE PHASES.


LEGEND



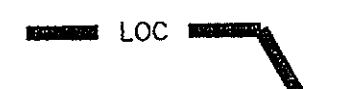
EXISTING TREES  
DECIDUOUS TREES  
EVERGREEN TREES  
SHRUBS




EXISTING TREELINE




PROPOSED TREELINE  
(APPROXIMATE)




LIMITS OF CLEARING  
(APPROXIMATE)




PROPOSED TREES  
DECIDUOUS TREES



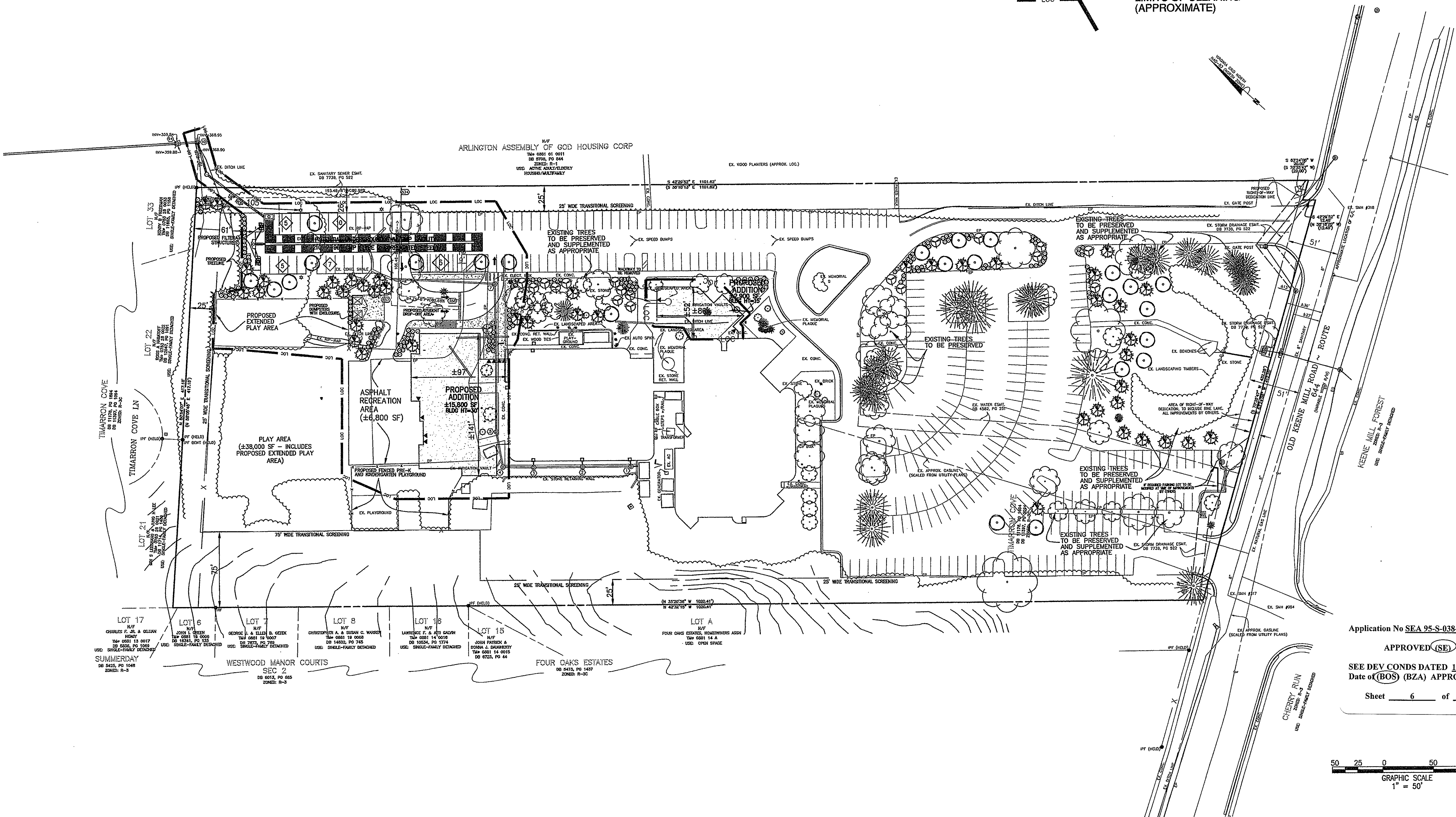
EVERGREEN TREES



ORNAMENTAL TREES



SHRUBS



Application No SEA 95-S-038-02 Staff S.Z.  
APPROVED (SE) (SP) PLAN  
SEE DEV CONDS DATED 1-27-2010  
Date of (BOS) (BZA) APPROVAL 3-9-2010  
Sheet 6 of 6

